

Community Preservation Committee Meeting Wednesday, February 15, 2022

Present: CPC Members Robert Levash (Chair) Jenny Russell (Vice Chair), Peter Jackson (Treasurer), Linda Weld, Ted Carroll, Tom Callahan, Richard Boehler and Wendy Garpow; CPC Consultant Kathleen O'Donnell, Sr. Administrative Clerk Julia Getman.

Absent: Member Joseph Duffy.

1. Administrative Items: The meeting was called to order at 7:38 p.m. in the Cronin Conference Room of Town Hall. On a motion by Mr. Callahan, seconded by Ms. Russell, the February 8th meeting minutes were approved 7/0/1 with Mr. Carroll abstaining. An upcoming meeting was confirmed for February 22nd. It was noted that the language for a warrant article for the May Town meeting would need to be drafted as soon as possible but that the language would not require a vote of approval. Acceptance of 2024 eligibility applications would begin on March 1st.

2. Funding Applications Review

Turner's Pond Path Improvement: Applicant Kevin Chrisom, Parks Department Manager, gave a presentation on plans to improve 1,150 linear feet of the walking path surrounding Turner's Pond. He discussed plans to level and raise the path to make it smoother, drier and more accessible. Five new park benches and a picnic table would be added in a later phase of improvements. \$75,000 in CPA funding was requested.

Town Lock-Up, 25 Wharf St.:

Historical Commission Chair Stephen O'Donnell discussed the historical significance of the building and its deteriorating condition. He said that leasing vendors would not be attracted to the space without improvements to the exterior, including the resetting of bricks and window replacements. \$220,000 in CPA funding was requested. Select Board Member Richard Wells discussed the history of the wharf area and improvements being made to the district, and described the lock-up as a "jewel." Opening the space to the public for meetings and other events was considered. Future plans to replace the roof were discussed.

Peeverly Park Playground

Applicant Jackie Golden discussed plans and displayed maps of Peeverly Park as part of a \$40,000 CPA application for a feasibility study on the construction of a playground. She noted the lack of playgrounds on the west side of Milton and the minimal effect a playground would have on the open space, and discussed plans to collaborate with the Conservation Commission and the development team of the "Ice House" 40B at 485 Blue Hills Parkway. Many letters of support had been provided, including several from the Tucker School community, and a petition with 500 signatures of support had been received. Mr. Chrisom noted that the Parks Department, which maintains the park, supports the application.

Milton American Baseball

Applicant Steve Novak discussed a request of \$31,446 in CPA funding to replace the backstop and fencing of the dugout area of the ballpark at Mary C. Lane Park to better protect the adjacent playground and improve functionality. He noted the high levels of park usage and mentioned future plans for additional improvements from outside funding sources.

Pope's Pond Pedestrian Bridge

Conservation Commission Chair John Kiernan stated that the path surrounding Popes Pond was owned by the Town but that the Con Comm was the "designated" overseer of the land. He said that a \$100,000 line item was approved at the June 2020 town meeting for a bridge spanning the southern end of the pond, and that Northeastern engineering students would be overseeing the project pro bono. The \$125,000 request would include funding for surveys, plans and studies; design, construction, transport and installation of

the prefabricated bridge would come at a later stage. The bridge span will reach between 25 and 60 feet and will allow pedestrians to circumnavigate the pond.

Affordable Housing Trust

Julie Creamer, Chair of the Trustees of the Affordable Housing Trust, gave a presentation on the charge of the AHT and plans for building affordable housing on 3.5 acres of Governor Stoughton “poor farm” land. She said that it was essential that the AHT establish financial leverage in order to attract RFPs for redevelopment of the site, and requested \$533,000 in CPA funds. She said the Select Board had voted to send a statement to the Massachusetts Housing Partnership supporting the request for RFPs, and that the goal was to provide 40 units or more on the site. The process of transferring the ownership of the land from the Governor Stoughton Trust to a developer was discussed. The Committee agreed that CPA funds should not be tied exclusively to the Governor Stoughton proposal and that legal counsel should be consulted on grant agreements.

3. Adjourn: Upcoming meetings were confirmed for February 22nd and March 15th. On a motion by Mr. Jackson, seconded by Mr. Boehler, the meeting was adjourned at 9:40 p.m.



Robert Levash, Chair